

City Plan code template

This code template supports the preparation of a development application against either the acceptable outcome(s) or performance outcome(s) contained in the code. Development assessment rules are outlined in **Section 5.3.3** of the City Plan.

Please note:

For assessment against the overall outcomes, refer to the appropriate code.

Note: The whole of the planning scheme is identified as the assessment benchmark for impact assessable development. This specifically includes assessment of impact assessable development against this strategic framework. The strategic framework may contain intentions and requirements that are additional to and not necessarily repeated in zone, overlay or other codes. In particular, the performance outcomes in zone codes address only a limited number of aspects, predominantly related to built form. Development that is impact assessable must also be assessed against the overall outcomes of the code as well as the strategic framework.

9.4.6 Landscape work code

9.4.6.1 Application

This code applies to assessing Operational work – landscape work where indicated within **Part 5 Tables of assessment**.

When using this code, reference should be made to **Section 5.3.2** and, where applicable, **Section 5.3.3**, in **Part 5**.

9.4.6.2 Purpose

- (1) The purpose of the Landscape Work code is to ensure high-quality landscape works that are consistent with the local landscape character and contribute to the overall image of the city.
- (2) The purpose of the code will be achieved through the following overall outcomes:
 - (a) Landscape work enhances the visual and built form attributes of the development.
 - (b) The identified landscape character, including areas of high scenic amenity of the locality is retained, reflected and enhanced by development.
 - (c) Landscape work does not include any known pest species.
 - (d) Vegetation to be retained is protected during construction.
 - (e) Landscape work promotes safe and high quality places.
 - (f) Landscape work is designed to promote conservation of natural resources and energy and water efficiency outcomes.
 - (g) Landscape work is consistent with all relevant Australian/New Zealand Standards.

- (h) Landscape work is designed to complement the built form and provide enjoyable urban environments.
- (i) Landscape work is supported by efficient ongoing maintenance programmes.
- (j) Landscape works contributes to an attractive and shaded city.

9.4.6.3 Specific benchmarks for assessment

PART B – ASSESSABLE DEVELOPMENT BENCHMARKS

Table 9.4.6-1: Landscape work code – for assessable development

Performance outcomes	Acceptable outcomes	Does the proposal meet the acceptable outcome? If not, justify how the proposal meets <u>either</u> the performance outcome or overall outcome	Internal use
Landscape design			
PO1 All landscape work complements and enhances new and existing development and landscape values by: (a) responding to the opportunities and constraints of the site; (b) creating a sense of place and character; (c) providing long-term visual amenity; (d) reinforcing and enhancing the local landscape character; (e) ensuring it is suited to the environmental, climatic, soil and aspect conditions of the area; (f) having regard for ongoing efficient maintenance outcomes; and (g) contributing to a safe and inclusive environment through design. Note: A Detailed landscape plan, prepared in accordance with SC6.13 City Plan policy – Landscape work, is required	AO1 No acceptable outcome provided.	COMPLIES The landscaping work that has been implemented to this design enhances the Community Residence use on the site. It promotes greenery within the community and emulates that of example Dwellings and other Community Residences in the locality. The implementation of a garden beds adjoining the property frontage softens the development and mitigates the impact of impervious areas. Grassed areas provide further softening and cooling effects to the development. The vegetation that is intended to be planted will provide long-term visual amenity. In total, three selected garden beds are proposed, with an opportunity to plant trees, screening vegetation and shrubs. The landscaping is simple and effective and easily maintained going forward and contributes to a safe and inclusive environment for the occupants and wider community.	

Performance outcomes	Acceptable outcomes	Does the proposal meet the acceptable outcome? If not, justify how the proposal meets <u>either</u> the performance outcome or overall outcome	Internal use
to demonstrate compliance with this provision. Note: Where a Statement of landscape intent has been endorsed through an earlier approval, the Detailed landscape plan should be in accordance with that approval.			
Selection of plant species			
PO2 Species selection must be those which respect the landscape character of the site and surrounds, the city image and which are best suited to the use, function, environmental, climatic, soil and aspect conditions.	AO2 Landscape work utilises plant species that meet the Guidelines for plant selection and planting, contained in accordance with SC6.13 City Plan policy – Landscape work.	COMPLIES The species chosen are suited to the proposed application and provide for a large shade tree and understorey plantings within the frontage of the site.	
PO3 Landscape work does not include any recognised pest species.	AO3 Landscape Work does not include any undesirable plants as identified in SC6.13 City Plan policy – Landscape work.	COMPLIES The work does not include and undesirable or restricted use plant species.	
Retaining vegetation			
PO4 Best management practices must be utilised for all pre and post works treatment and all operational works associated with any tree or vegetation to be retained and protected, relocated or propagated.	AO4 Trees identified in a landscape intent or development approval for retention are protected in accordance with the Guidelines for retaining and protection of existing vegetation within the SC6.13 City Plan policy – Landscape work.	N/A	

Performance outcomes	Acceptable outcomes	Does the proposal meet the acceptable outcome? If not, justify how the proposal meets <u>either</u> the performance outcome or overall outcome	Internal use
Safety			
PO5 Landscaping contributes to a safe environment by: (a) providing clear sightlines; (b) minimising concealment spots; and (c) providing good visibility to entrance and exit points.	AO5 No acceptable outcome provided. Note: Refer to SC6.13 City Plan policy – Landscape work and SC6.12 City Plan policy – Land development guidelines, Section 5 – Public open space standards for guidance.	COMPLIES The landscape design has given thought to the placement of the proposed plantings to ensure line of site to and from the driveway is not affected as well as ensuring there are no areas of concealment to the entrance path from the driveway or the foot path.	
Mounding			
PO6 Mounding is sensitively designed as an integral part of the site works by being appropriate to their function, enhancing aesthetic appeal, and having regard for maintenance issues including future costs.	AO6 Mounding is designed in accordance with SC6.13 City Plan policy – Landscape work.	COMPLIES Refer to detailed drawings for planting detail.	
Batters			
PO7 Batters must: (a) be sensitively designed as an integral part of the development works, with the design being appropriate to their function and location; (b) be stabilised through sufficient landscape works to control soil erosion; and (c) enhance visual amenity.	AO7 Batters are designed in accordance with SC6.13 City Plan policy – Landscape work.	N/A	
Irrigation			

Performance outcomes	Acceptable outcomes	Does the proposal meet the acceptable outcome? If not, justify how the proposal meets <u>either</u> the performance outcome or overall outcome	Internal use
PO8 All planting must aim to be maintained without the use of potable water from the City's water reticulation system for irrigation purposes.	AO8 No acceptable outcome provided. Note: Refer to SC6.13 City Plan policy – Landscape work for guidance.	COMPLIES Turfed areas at the rear and front of the site will be maintained without the use of portable water. Similarly, the garden beds at the rear and front of the site will be maintained without portable water.	
Hard surfacing			
PO9 All hard surfacing in open space areas and areas external to buildings must be designed to provide for safety, be functionally appropriate, enhance visual amenity, and have regard for ongoing maintenance requirements.	AO9 Hard surfacing is designed in accordance with SC6.13 City Plan policy – Landscape work.	COMPLIES. The hard surfacing at the front and along the sides of the Community Residence are designed in association with landscaping elements that provide for safety. Safety through movement, visibility and accessibility. The landscaping elements integrated on site enhance visual amenity and direction on site. There is an ease of maintenance of landscaping elements.	
Public open space areas			
PO10 Landscape works in public open space areas (including open space dedicated as an open space contribution) must be designed to be appropriate to their function and location by:	AO10 No acceptable outcome provided. Note: Refer to SC6.13 City Plan policy – Landscape work and SC6.12 City Plan policy – Land development guidelines, Section 5 – Public open space standards for guidance.	N/A	

Performance outcomes	Acceptable outcomes	Does the proposal meet the acceptable outcome? If not, justify how the proposal meets <u>either</u> the performance outcome or overall outcome	Internal use
(a) utilising suitable land for its intended purpose; (b) incorporating, complementing and enhancing existing vegetation and ecological systems; (c) enhancing the visual amenity of local area and contributing to the amenity of the region; (d) providing an inclusive and sustainable community resource; and (e) reinforcing and enhancing hydraulic or drainage regimes on the site and within the adjacent surrounding areas.			

Performance outcomes	Acceptable outcomes	Does the proposal meet the acceptable outcome? If not, justify how the proposal meets <u>either</u> the performance outcome or overall outcome	Internal use
PO11 Landscape works in public open space areas (including open space dedicated as an open space contribution) are appropriately managed during the construction and subsequent maintenance phases.	AO11	N/A	

	An Open Space Management Plan prepared in accordance with SC6.13 City Plan policy – Landscape work is submitted where the site includes one or more of the following: (a) threatened flora or habitat for threatened fauna under the <i>Nature Conservation Act 1992</i>; (b) assessable vegetation; (c) includes retention of matters of environmental significance; (d) includes extensive areas of replanting and large rehabilitation areas; (e) includes wetlands, waterways and other drainage corridors; (f) requires storage of materials on-site during construction; (g) forms part of a wider open space system; (h) may be subject to sediment deposition or erosion; (i) includes fauna habitats that require protection or expansion, including habitat features; (j) includes areas of land subject to the Bushfire hazard overlay map; (k) incorporates significant public facilities or spaces likely to attract high visitation and use; or (l) incorporates treatment to the banks of wetlands, waterways or edges of other water bodies and other drainage corridors. Note: Where an Open Space Management Statement has been endorsed through an earlier approval, the Open Space Management Plan should be in accordance with that approval.		
PO12 Landscape work is designed and constructed to achieve a reasonable and	AO12 The design and construction of Landscape work in public open space areas is consistent	N/A	

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practicable response to all public risk – duty of care issues.	with all relevant Australian standards or other international landscape standards where a standard is not available in Australia or New Zealand for the specific work item or practice.		
Road reserves			
PO13 Landscape works undertaken in road reserve areas must be designed to provide: (a) a contribution to the greenscape of the city; (b) for safe movement of vehicular traffic and pedestrians including visibility and lighting; (c) appropriate species selection and sizes; (d) adequate growing medium for planting above and below ground; (e) water infiltration and subsoil drainage; (f) aesthetically pleasing streetscapes; (g) shade; (h) innovation in civic areas, such as engineered root volume solutions, permeable paving, aeration and deep watering systems; and (i) for functional operation of underground and above ground service infrastructure.	AO13 No acceptable outcome provided. Note: Refer to SC6.13 City Plan policy – Landscape work for guidance.	N/A	

Performance outcomes	Acceptable outcomes	Does the proposal meet the acceptable outcome? If not, justify how the proposal meets <u>either</u> the performance outcome or overall outcome	Internal use
Car parking			
PO14 Landscape works associated with car park areas are to: (a) provide a contribution to the greenscape of the city; (b) be sited appropriately; (c) provide adequate growing medium for planting above and below ground; (d) utilise appropriate species, hardsurfacing and associated hardscape with relation to the function, use and character of the locality; (e) reduce the visual impact of the carpark from surrounding areas; and (f) provide shade and screening where appropriate.	AO14 No acceptable outcome provided. Note: Refer to SC6.13 City Plan policy – Landscape work for guidance.	COMPLIES. Landscaping has been implemented aside the driveway to soften the impact of the impervious areas. The planted species will reduce the dominance of the garage from the street.	
Landscape buffer			
PO15 Landscaped buffers: (a) are sensitively designed as an integral part of the site; (b) incorporate retained native vegetation; (c) are appropriate to their function; (d) are of a sufficient width; (e) enhance visual amenity; and (f) have appropriate maintenance regimes.	AO15 No acceptable outcome provided. Note: Refer to SC6.13 City Plan policy – Landscape work for guidance.	COMPLIES. The proposed development implements landscaping in front and at the rear of the Community residence that acts as a buffer between adjoining development and the road reserve. The buffering is attractive and enhances the visual amenity, while maintaining the value and connection that the Community residence has with the local character.	